



WARRANTY DEED

Know All Men by These Presents: That DONALD R. ROSS and HAZEL M. ROSS, husband and wife,

in consideration of the sum of ---One Dollar and other valuable consideration --- in hand paid do hereby Convey unto JAMES A. ROSS

Grantees' Address: R. R. 3, Earlham, Iowa 50072

the following described real estate, situated in Madison County, Iowa, to-wit:

The South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT A parcel of land described as the East 268.0 feet of the North 659.8 feet of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.0594 Acres including 0.9421 Acres of County Road Right-of-Way.

This Deed is given in partial fulfillment of a Real Estate Contract filed of record September 2, 1975, in Book 105, Page 130, in the Office of the Madison County Recorder.

Compared

REAL ESTATE TRANSFER
TAX PAID <u>25</u>
STAMP #
\$ <u>131 45</u>
<i>Mary E. Welty</i>
RECORDER
<u>3-23-87</u> <u>Madison</u>
DATE COUNTY

FILED NO. 1887
BOOK 123 PAGE 24

1987 MAR 23 AM 9:07

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00, Trans \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 20 day of March, 19 87

STATE OF IOWA
MADISON COUNTY, ss:

Donald R. Ross
(Donald R. Ross)

On this 20 day of March, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared

Hazel M. Ross
(Hazel M. Ross)

Donald R. Ross and Hazel M. Ross

R. R. 1, Earlham, Iowa 50072
(Grantor's address)

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Dean R. Nelson
Dean R. Nelson Notary Public in and for the State of Iowa

Place type or print names under signatures as per Sec. 339.2 Code of Iowa